



“See the difference *Integrity* makes!”

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537 CR 1200 N  
Albion, IL 62806

**Asking Price: \$185,000**

### Information About Listing

<b>Year Built</b>	1933	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	02-1-081-01
<b>Square Footage m/l</b>	2,790	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	8	<b>Heat</b>	FA (LP)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Carrier)
<b>Bathrooms</b>	2 Full	<b>Water</b>	Ellery Water Corp.
<b>Foundation</b>	Partial Basement	<b>Sewer</b>	Septic
<b>Garage</b>	Detached 36'x36' (2.5-car)	<b>Average Utilities m/l</b>	n/a (Wayne-White Electric) <i>see notes</i>
<b>Lot Size m/l</b>	3.35 Acres	<b>Property Taxes m/l</b>	\$1,749.80 (w/ owner occ. exemption)

### Notes

**Room Dimensions**—Family Room: 15'2"x28'10"; Kitchen: 15'8"x9'5"; Dining Room: 15'4"x15'5"; Master Bedroom: 15'5"x15'; Master Bath: 15'5"x8'5"; Bedroom 2: 13'6"x12'3"; Bedroom 3: 12'4"x14'; Bath: 5'8"x8'2"; Utility Room: 20'11"x13'3"; Entry Way: 7'3"x29'2"; Office: 13'8"x10'5"

**Items Included**—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electric Garage Door Opener; Central Air Conditioning; Water Softener; Light Fixtures, as they exist; 300 Gallon Gasoline Tank (negotiable); Simplicity Riding Mower (negotiable)

**More Features**...200-amp breakers; "Rheem-Marathon" 60-gallon gas water heater; addition in 2007; new roof on older part of house in 2013, on newer part of house 2007; age of washer/dryer-2009; kitchen remodeled in 2015; electric fire-place; electricity average not available due to some vacancy; detached garage/pole barn measures 24'x36' w/ 12'x36' enclosed lean to, partial concrete floor, and workshop area

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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